107.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,500 / 970,500
					USE VALUE:	970,500 / 970,500
					ASSESSED:	970,500 / 970,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHORBAJIAN ARMENE/TRUSTEE
Owner 2:	ARMENE CHORBAJIAN TRUST 2013
Owner 3:	
Street 1:	18 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHORBAJIAN ARMENE -
Owner 2:	-
Street 1:	18 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,990 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2785 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13990.000	382,700		587,800	970,500
Total Card	0.321	382,700		587,800	970,500
Total Parcel	0.321	382,700		587,800	970,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.52 | /Parcel: 348.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 68508

GIS Ref

GIS Ref

Insp Date 09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0005-0008.0

!8429!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,700	0	13,990.	587,800	970,500	970,500	Year End Roll	12/18/2019
2019	101	FV	298,000	0	13,990.	587,800	885,800	885,800	Year End Roll	1/3/2019
2018	101	FV	298,000	0	13,990.	503,800	801,800	801,800	Year End Roll	12/20/2017
2017	101	FV	298,000	0	13,990.	470,200	768,200	768,200	Year End Roll	1/3/2017
2016	101	FV	298,000	0	13,990.	403,100	701,100	701,100	Year End	1/4/2016
2015	101	FV	296,400	0	13,990.	361,100	657,500	657,500	Year End Roll	12/11/2014
2014	101	FV	296,400	0	13,990.	334,200	630,600	630,600	Year End Roll	12/16/2013
2013	101	FV	296,400	0	13,990.	318,700	615,100	615,100		12/13/2012

PRINT

Date	Time
12/10/20	23:00:16

LAST REV

Date	Time
10/03/18	13:32:35

mmcmakin

USER DEFINED

Prior Id # 1:	68508
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8429

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHORBAJIAN ARME	1446-117		12/18/2013	Convenience	1	No	No		YERANOOHI CHORBAJIAN, D.O.D. 11/13/2009.
CHORBAJIAN YERA	1162-143		10/16/1996		1	No	No		D.O.D 11/13/2009 YERANOOHI CHORBAJIAN.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
2/21/2009	Meas/Inspect	372	PATRIOT
8/7/2002	Meas/Inspect	PM	Peter M
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
7/22/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13990		Sq. Ft.	Site		0	70.	0.60	4									587,786						587,800	

Total AC/HA: 0.32117 | Total SF/SM: 13990 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 587,786 | Spl Credit | Total: 587,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.14019608
Const Adj.:	0.99989998
Adj $ / SQ:	108.308
Other Features:	78477
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470099
Depreciation:	87438
Depreciated Total:	382661

COMMENTS

BK:559 PG:1 648-5238 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

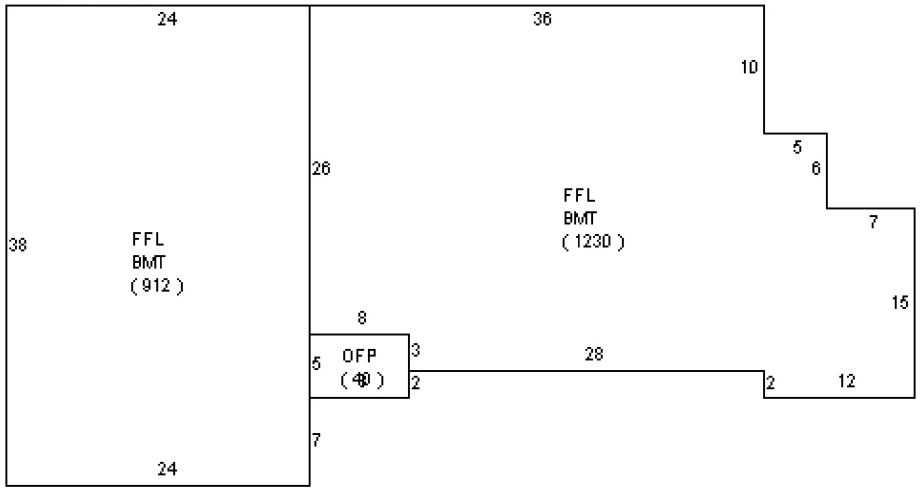
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	131.05
Special Features:	0	Val/Su Net:	88.51
Final Total:	382700	Val/Su SzAd	178.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,142	35.610	76,280
FFL	First Floor	2,142	108.310	231,995
OFP	Open Porch	40	44.000	1,760

Net Sketched Area:	4,324	Total:	310,035
Size Ad	2142	Gross Are	4324	FinArea	2785
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc